

ON HOLD



Churchill Drive, Newark
£178,950


MARTIN & CO



Churchill Drive, Newark

3 Bedrooms, 1 Bathroom

£178,950

- Highly Desirable, Traditional Semi Detached Home
- Deceptively Spacious Accommodation
- Three Bedrooms

ENTRANCE HALL 10' 5" x 6' 2" ((inc. stairs)" (3.18m x 1.88m) A generous, welcoming hallway that sets the tone of space and quality for the home. Stairs rising off. Door to fitted cupboard.

LIVING DINING KITCHEN 21' 0" x 9' 2" (max.)" (6.4m x 2.79m) One of the most attractive features of this splendid home is this notably spacious, triple purpose room. The hugely popular open plan layout creates a stylish hub to the home with well fitted kitchen, as well as family/dining space. The kitchen section has been recently refitted with a range of both base and eye level storage units. The base level units being surmounted by natural stone effect rolled edge work-surfaces backed by contemporary tiling in part to walls. Inset sink unit with mixer tap and one and a half bowls. The kitchen also has built in appliances including multi function oven and grill as well as a four ring gas hob with stylish adjacent stainless steel splash back and over both a fan hood. Space and plumbing for under-counter white goods. Two central heating radiators. Space for formal/informal dining . The space also has good natural light which enters through both a double glazed window to rear and also through a pair of double glazed "french doors" which afford a pleasant aspect over and access to the back garden and two further sets of double doors opening



to an understairs storage cupboard and the sitting room respectively.

SITTING ROOM 14' 8" x 10' 5" (14'0" into bay)." (4.47m x 3.18m) Another generously proportioned room. This principal reception room has a feature double glazed bay window to the front elevation. Further feature in the form of a fireplace comprising period style surround, inset fire and fronted by a hearth. Radiator. TV aerial point.

Returning to the entrance hall stairs rise to the first floor.

LANDING Double glazed window to side. Door to boiler cupboard housing wall mounted gas boiler. Doors to bedrooms 1-3 and bathroom

BEDROOM 1 11' 3" x 10' 3" (12'4" into bay)" (3.43m x 3.12m) Generous double bedroom with double glazed bay window to the front elevation. Radiator.

BEDROOM 2 13' 1" x 10' 9" (3.99m x 3.28m) Further good size double bedroom with double glazed window to rear. Radiator.

BEDROOM 3 9' 7" (max)" x 7' 0" (max)" (2.92m x 2.13m) Single proportion room with radiator and double glazed window.

BATHROOM 7' 7" x 5' 6" (2.31m x 1.68m) Fitted with a three piece suite comprising: wash hand basin, close coupled wc and bath. Obscured glazed double glazed window. Tiled floor finish. Radiator. Part tiled walls.

OUTSIDE The property stands on notably generous, level plot with an especially good size rear garden. To the front of the house there is a garden laid mainly to lawn, adjacent to this is a driveway which affords off street parking continuing on to the side of the house and then into the rear garden. The rear garden has been adapted for ease of maintenance with slabbed areas. The garden being enclosed by fencing.



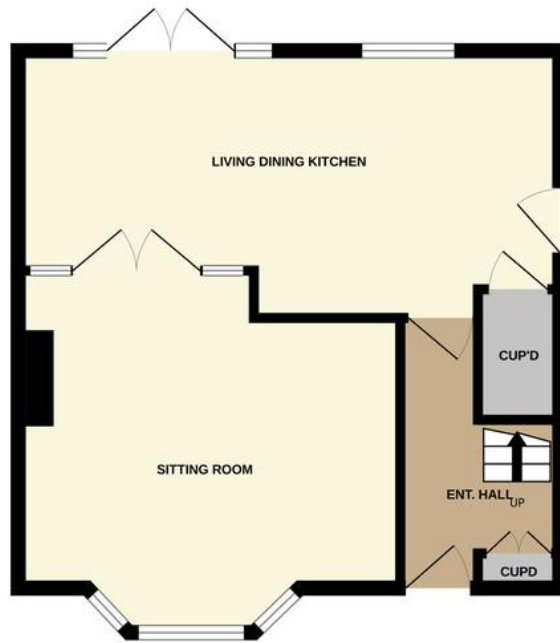
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	



GROUND FLOOR



1ST FLOOR



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